

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

116B



FROM: TLMA – Transportation Dept.

SUBMITTAL DATE: November 25, 2003

SUBJECT: Change the Name of El Toro Road to Piedras Road, in the Gavilan Hills area, First Supervisorial District.

RECOMMENDED MOTION: That the Board Adopt Resolution No. 2003-464, Change the Name of El Toro Road to Piedras Road, in the Gavilan Hills area.

BACKGROUND: Recent development in this area has created two alignments of El Toro Road that will not connect. The portion of El Toro Road, which is the subject of the street name change, lies southerly from the intersection of El Mineral Road/El Nido Road to Valle Pacifico Drive. The portion of El Toro Road subject to this name change does not extend southerly of Valle Pacifico and will not connect to the existing alignment of El Toro Road, which fits the General Plan alignment in this area. The General Plan alignment of El Toro Road north from the City of Lake Elsinore ultimately runs parallel to and approximately 1 mile west of this portion to be renamed. Due to the close proximity of the two alignments, this may cause confusion for emergency response in locating an address.

The name change to Piedras Road is consistent with the existing alignment of this road extending northerly from the intersection with El Mineral Road/El Nido Road.

This name change affects the owners of 13 properties, 12 of which are within Tract 24284-2 and were purchased within the past year. The property owners affected by the street name change have been notified by mail and we have received 3 letters and 2 phone calls in opposition to the change and 8 non-responsive. The Transportation Department and Sheriff's Department MSAG (Master Street Address Guide) recommend approval of this name change.

(Continued on Page 2)


George A. Johnson
Director of Transportation

EDH
Attachments: Resolution No. 2003-464
Exhibit

REVIEWED BY EXECUTIVE OFFICE
Jenny G. Smith
DATE: 11/26/03

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist. 1

AGENDA NO.

9.1

BOARD OF SUPERVISORS

FORM 11:RESOLUTION 2003-464, CHANGE THE NAME OF EL TORO ROAD TO
PIEDRAS ROAD, IN THE GAVILAN HILLS AREA.

November 25, 2003

Page 2 of 3

BACKGROUND: (Continued)

In 1986, Tract No. 14116-1 recorded creating a short segment of El Toro Road extending southerly from El Mineral Road/El Nido Road. At that time, it appeared the intent was for this segment of El Toro Road to ultimately be extended southerly along an existing dirt trail/road and join El Toro Road as it existed to the south per the General Plan.

On February 28, 2002, Tract No. 24284-2 recorded showing the extension of El Toro Road southerly from Tract No. 14116-1. The approved tentative map for Tract No. 24284 indicated a knuckle at El Toro Road and Valle Pacifico Drive, but didn't give any indication as to El Toro Road ending or continuing southerly of Valle Pacifico Drive.

In June of 2002, Tract No. 24284 was submitted to the Transportation Department for final map check. Upon review, it matched the approved tentative map and showed El Toro Road being extended southerly from Tract No. 24284-2 to a knuckle at Valle Pacifico Drive as shown on Tract No. 24284. During discussions with the project's engineer, he informed Transportation Department staff that the developer of Tract No. 24284 also owned the land south of this tract, but did not provide information regarding use of an existing tentative map or a new map. Transportation Department staff asked the project's engineer for additional information regarding the developer's plans for this property and the extension of El Toro Road southerly from Valle Pacifico Drive. The project's engineer for these tract maps was advised that a street name change would be required if this segment of El Toro Road terminated at Valle Pacifico Drive. In telephone conversations with the project's engineer, he indicated no homes had been sold yet and we discussed the importance of resolving the street name issue prior to homes being sold. On July 9, 2002, Transportation Department staff sent a letter to the project's engineer regarding the street name issue. We received the requested information about the developer's tract to the south (Tract No. 27557) when it was submitted for final map check in March 2003.

When Tract No. 27557 was submitted for final map check in March 2003, it was confirmed that El Toro Road would not extend southerly from Tract No. 24284, creating an isolated segment of the road. In a letter dated April 10, 2003, the engineer for these maps was notified a street name change would be required.

Century Crowell is the developer for all three of these tracts and Lockwood Engineering has been the engineer for all three of the maps. As creators of this alignment and owners of the maps and the property affected by a name change, we required the developer to initiate and pay for a street name change. We expressed the importance of resolving this problem prior to homes being sold. The developer submitted a street name change application on July 11, 2003.

(Continued on Page 3)

BOARD OF SUPERVISORS
FORM 11:RESOLUTION 2003-464, CHANGE THE NAME OF EL TORO ROAD TO
PIEDRAS ROAD, IN THE GAVILAN HILLS AREA.

November 25, 2003

Page 3 of 3

BACKGROUND: (Continued)

Transportation Department staff attended a monthly homeowner's association meeting on the evening of November 12, 2003, and discussed this name change with the affected homeowners in attendance. The developer for these tracts, Century Crowell, supports this name change and has offered to pay each homeowner \$250.00 to help offset the cost and inconvenience of changing their addresses on bank accounts, driver licenses, business cards, etc.

Typically these problems would be addressed during the maps tentative review and approval. In some instances a developer has designed a small community circulation plan with several tentative tract maps, but only records a portion of their maps, selling the remainder to new developers who may not use the approved tentative map(s). In some instances old, dormant tentative maps are sold and revived by new developers and engineers who make minor modifications that may not be consistent with previous maps recorded in the area. To avoid similar problems, we have been placing holds in the LMS system on maps submitted for final map check, if we identify a street name problem. This prevents the maps from recording until the problem is resolved. Preventing the recordation of these maps has resulted in more timely cooperation from developers and their engineers/surveyors.

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RESOLUTION NO 2003-464

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CHANGE THE NAME OF EL TORO ROAD TO PIEDRAS ROAD IN THE GAVILAN

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HILLS AREA OF RIVERSIDE COUNTY

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(FIRST SUPERVISORIAL DISTRICT)

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WHEREAS, pursuant to Section 970.5 of the Streets and Highways Code, a public

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hearing after due notice has been held upon a resolution of intention to change the name of

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El Toro Road between El Mineral Road/El Nido Road and Valle Pacifico Drive as shown on the

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attached Exhibit, in Section 36, T. 4 S., R. 5 W., S.B.B. & M., First Supervisorial District, and all

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persons having had an opportunity to be heard; now, therefore,

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BE IT RESOLVED DETERMINED AND ORDERED by the Board of Supervisors of the

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County of Riverside, State of California, in regular session assembled on

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November 25, 2003, that the name of **El Toro Road** be changed to **Piedras Road**.

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EDH

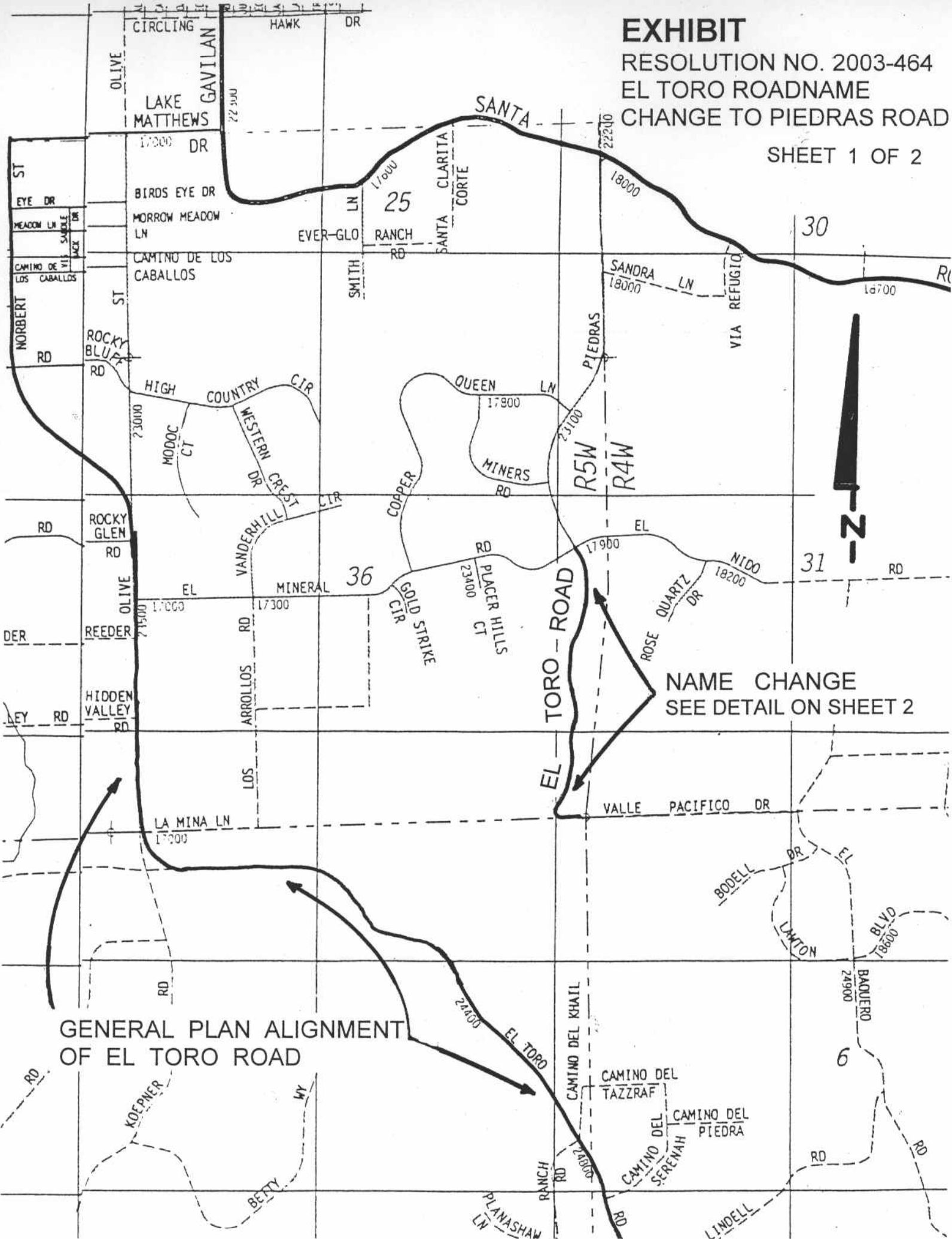
FORM APPROVED
COUNTY COUNSEL

SEP 23 2003
BY Gordon V. Uko

EXHIBIT

RESOLUTION NO. 2003-464
EL TORO ROADNAME
CHANGE TO PIEDRAS ROAD

SHEET 1 OF 2



NAME CHANGE
SEE DETAIL ON SHEET 2

GENERAL PLAN ALIGNMENT
OF EL TORO ROAD

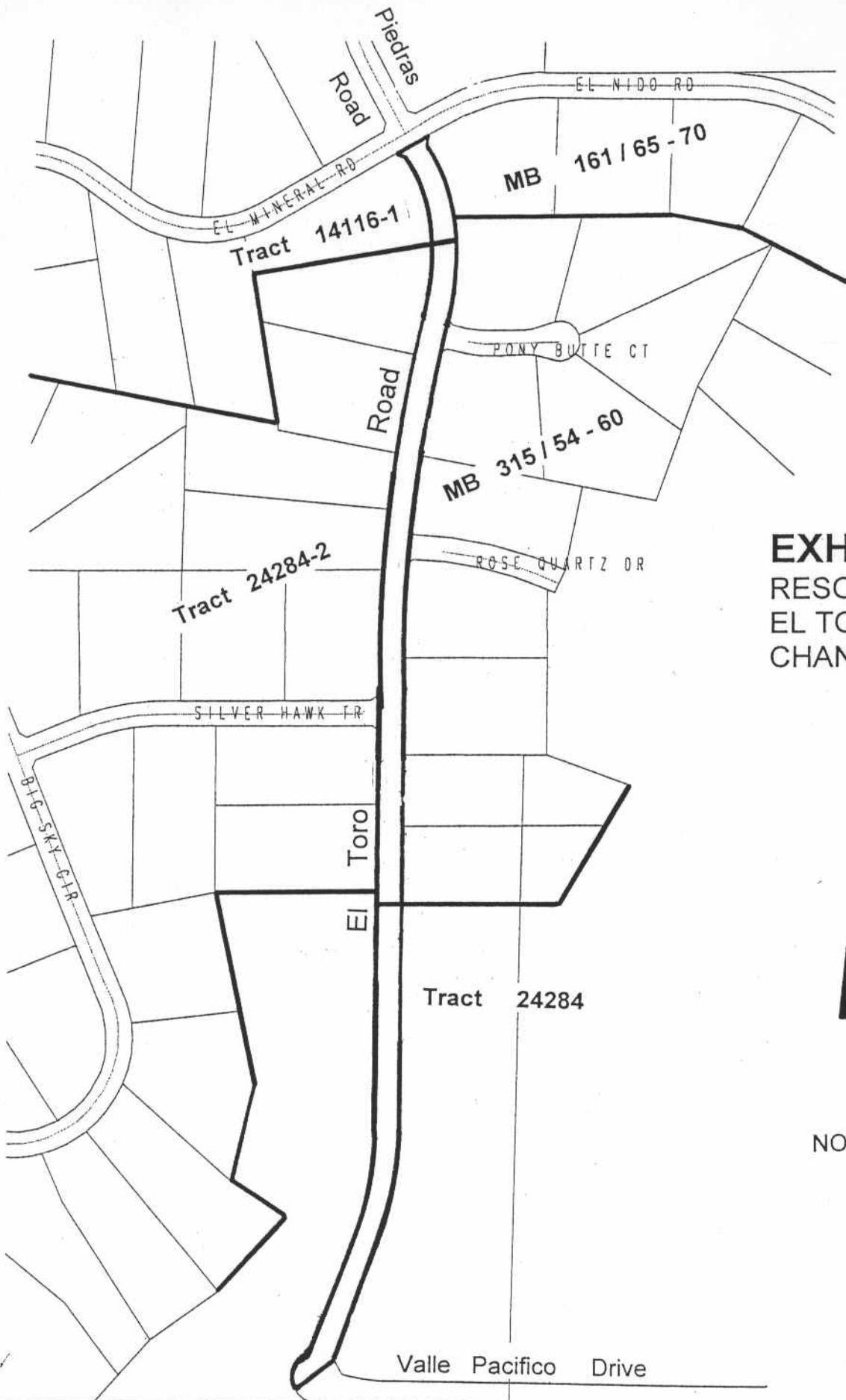


EXHIBIT
 RESOLUTION NO. 2003-464
 EL TORO ROAD NAME
 CHANGE TO PIEDRAS ROAD

SHEET 2 OF 2

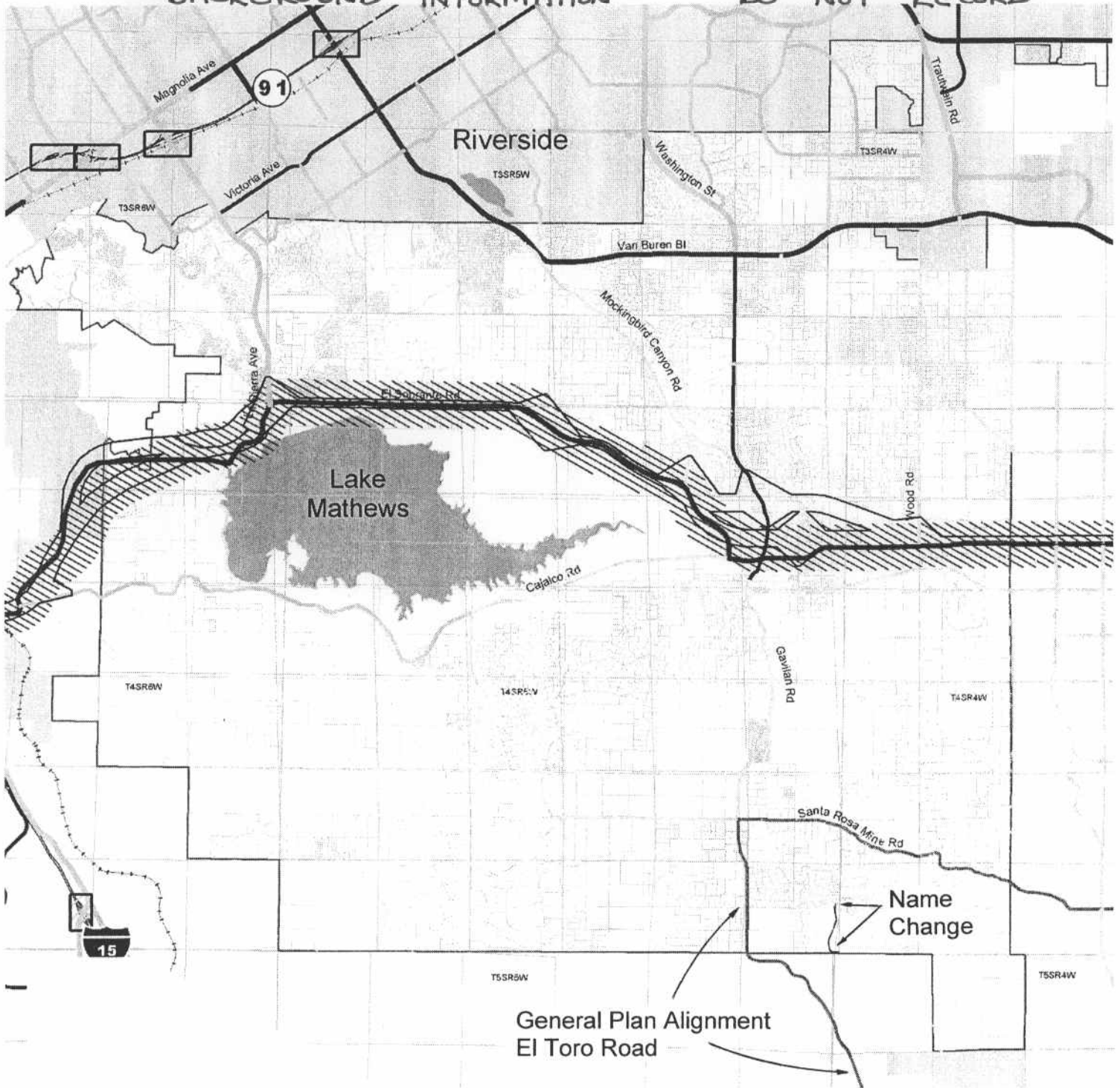
DETAIL



NO SCALE

BACKGROUND INFORMATION

DO NOT RECORD



- Expressway (184' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Mountain Arterial (110' ROW)
- Freeway
- Railroad

- Existing Interchanges
- Proposed Interchanges
- Hemet to Corona/Lake Elsinore Corridor Alternative
- General Corridor Limits for Discussion with County
- Possible Corridor Interchange Locations
- Bridges
- Water
- City
- Area Plan Boundary

Note: Circulation maps are a graphic representation identifying the general location and classification of existing and proposed thoroughfares in the county. Any questions regarding precise alignment or improvement standards should be referred to the County Transportation Department.

Note: General Plan roadways within cities are shown for reference and to depict system continuity only. Any questions relative to improvement standards within city boundaries must be addressed to the respective city.

Source: Information: Placer/Corona. The latest data shown on this map is 1993.

This map is a digital raster image and is subject to be verified by the County of Riverside or the regional district. This map may not represent the most current information available and may be revised without prior notice. The geographic information system and other services should be queried for the most current information. This map or any information herein should not be used as a replacement for or in lieu of any form or any other means, electronic or mechanical, including photocopying and recording.

Figure 5



LAKE MATHEWS/WOODCREST AREA PLAN CIRCULATION



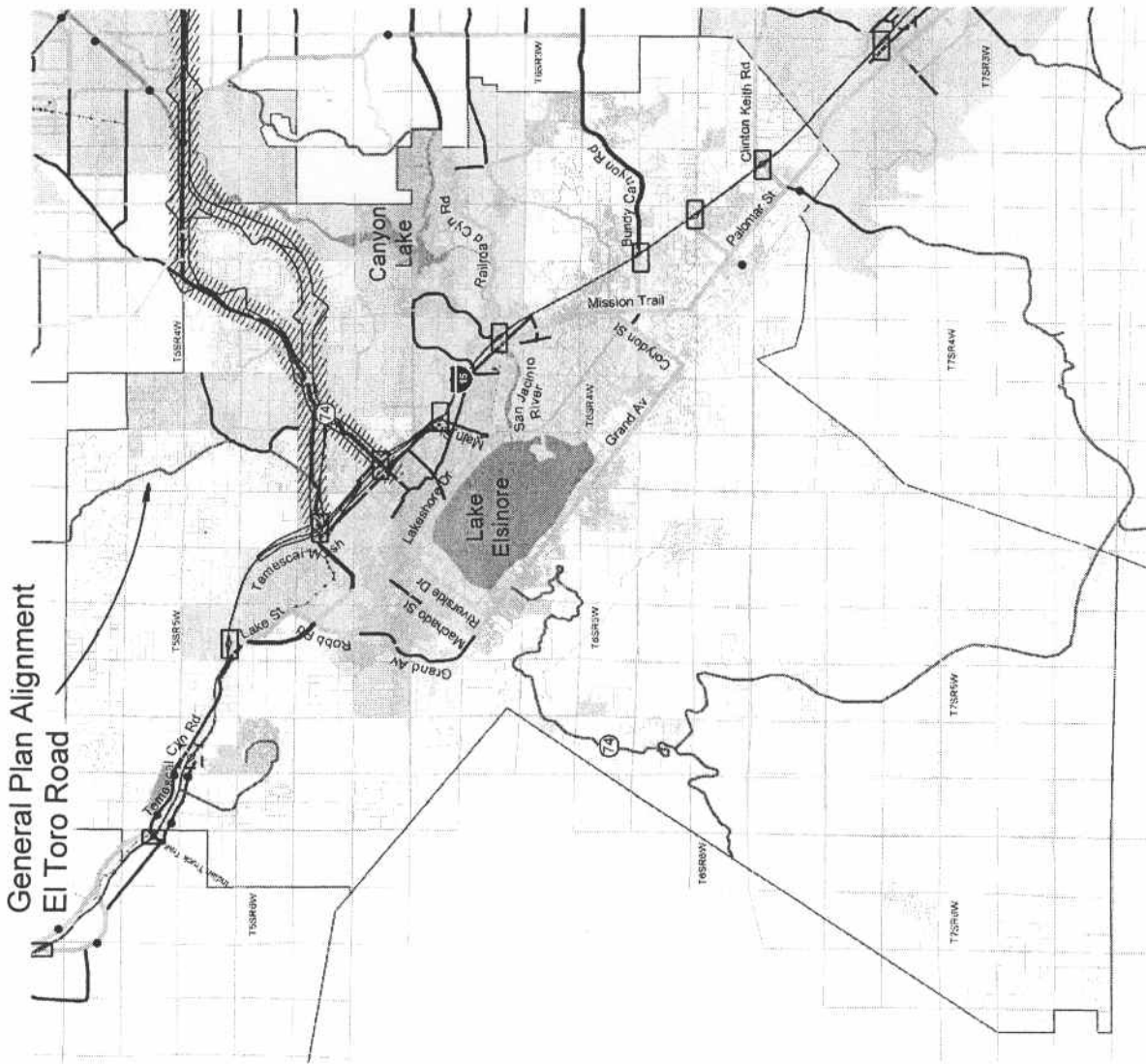
Figure 6



This information is for informational purposes only. It is not intended to be used for any other purpose. The user of this information is responsible for its accuracy and for any errors or omissions. The user of this information is also responsible for any and all costs associated with its use. The user of this information is also responsible for any and all damages, including but not limited to, direct, indirect, and consequential damages, arising from its use. The user of this information is also responsible for any and all costs associated with its use. The user of this information is also responsible for any and all damages, including but not limited to, direct, indirect, and consequential damages, arising from its use.

Prepared by: [Faint text]
 Date: [Faint text]
 Scale: [Faint text]

ELSINORE AREA PLAN CIRCULATION



General Plan Alignment
 El Toro Road

- Expressway (118' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Mountain Arterial (110' ROW)
- Freeway
- Railroad
- Home to Corona Lake Elsinore Corridor Alternatives
- Existing Interchanges
- Proposed Interchanges
- General Corridor Lanes for Discussion with County
- Possible Corridor Interchange Locations
- Bridges
- Water
- City
- Area Plan Boundary

Scale: 1" = 1000'